

Portland Economic Opportunities Analysis: Industrial growth and equity trends

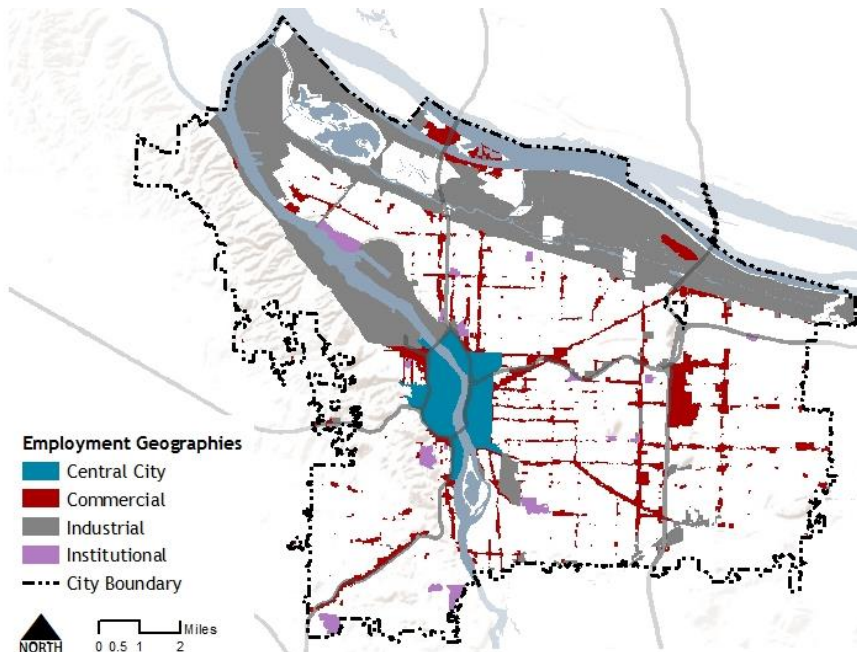
Portland Freight Committee, March 2, 2023



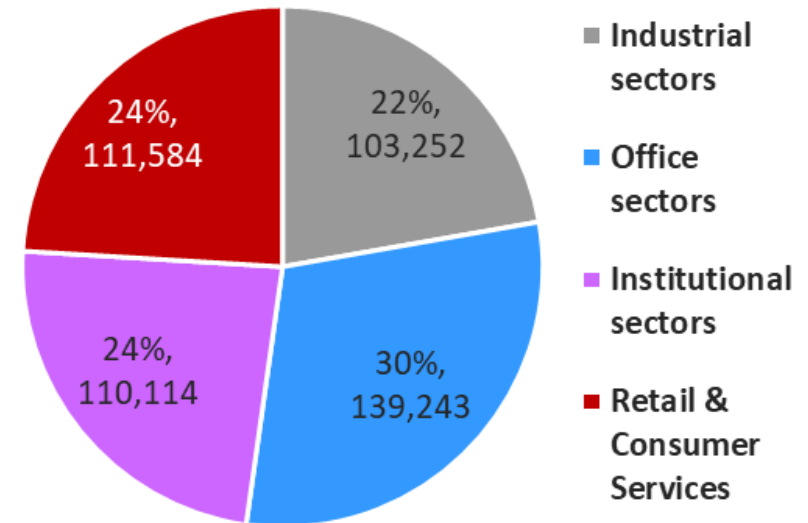
THE BUREAU OF **PLANNING
& SUSTAINABILITY**

Planning for job growth capacity by business district types

Business districts vary by sector specialization

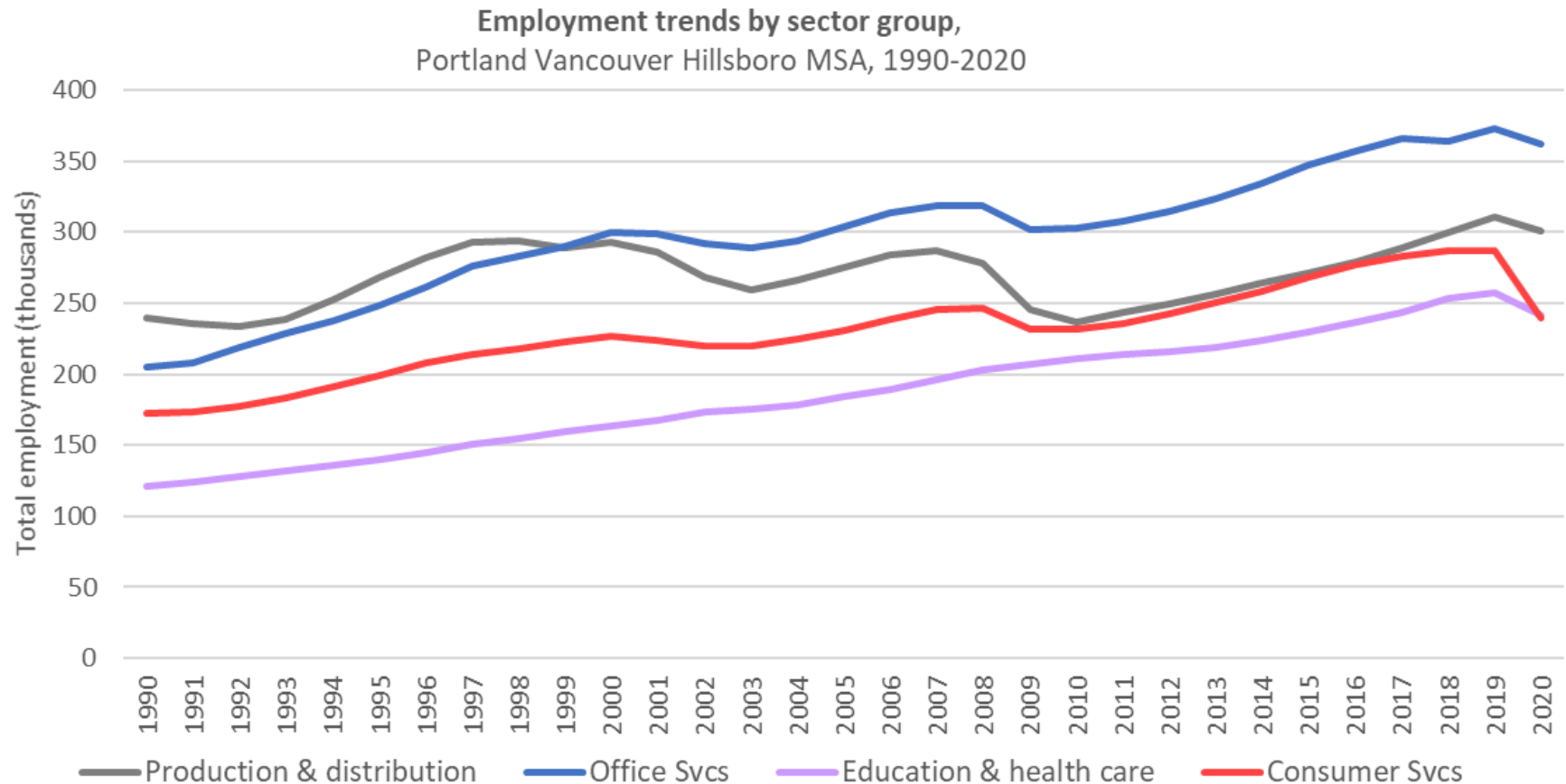


Portland jobs by sector group, 2019

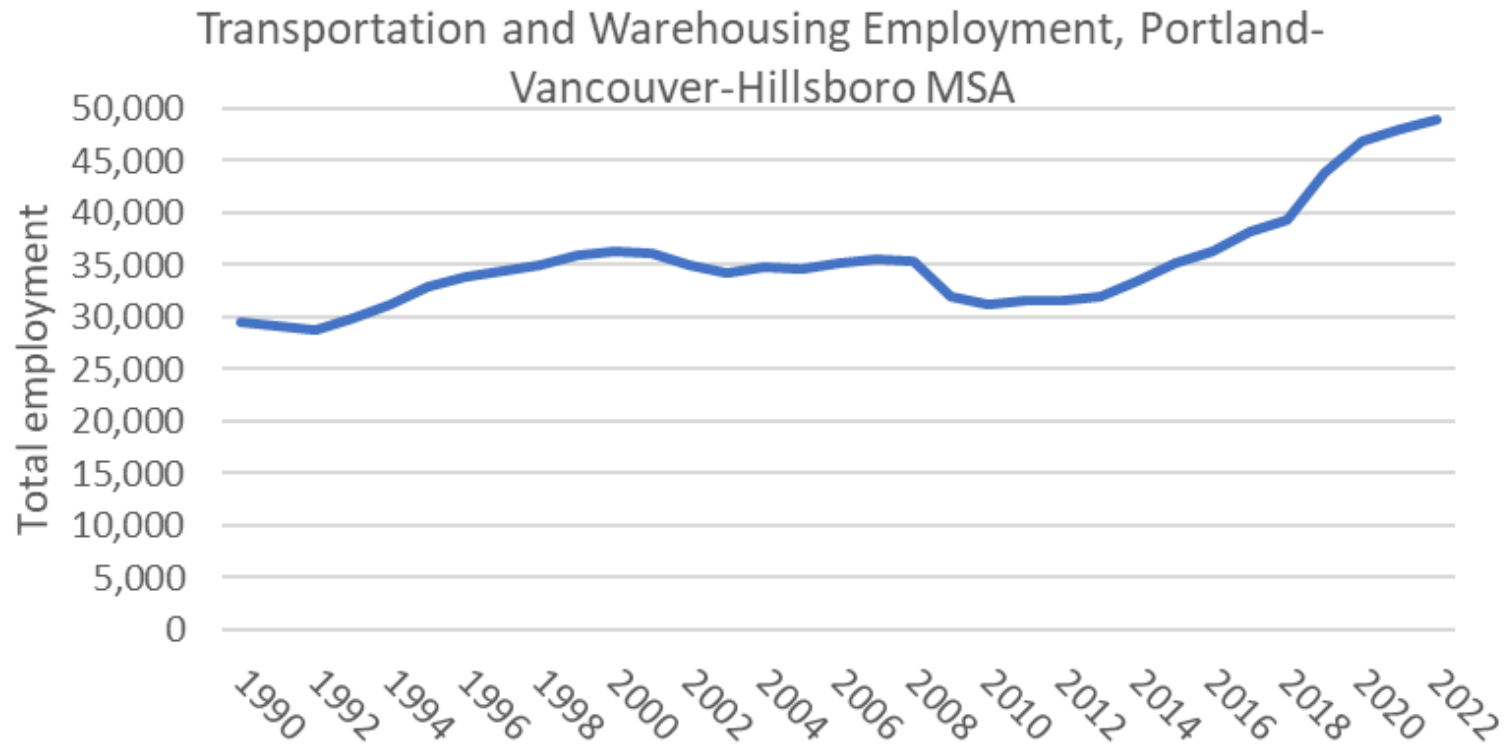


Source: BPS from QCEW data

Diverse long-term regional job growth across land-use sector groups



Accelerating job growth in Transportation and Warehousing sector



Source: CES data, NAICS 48-49



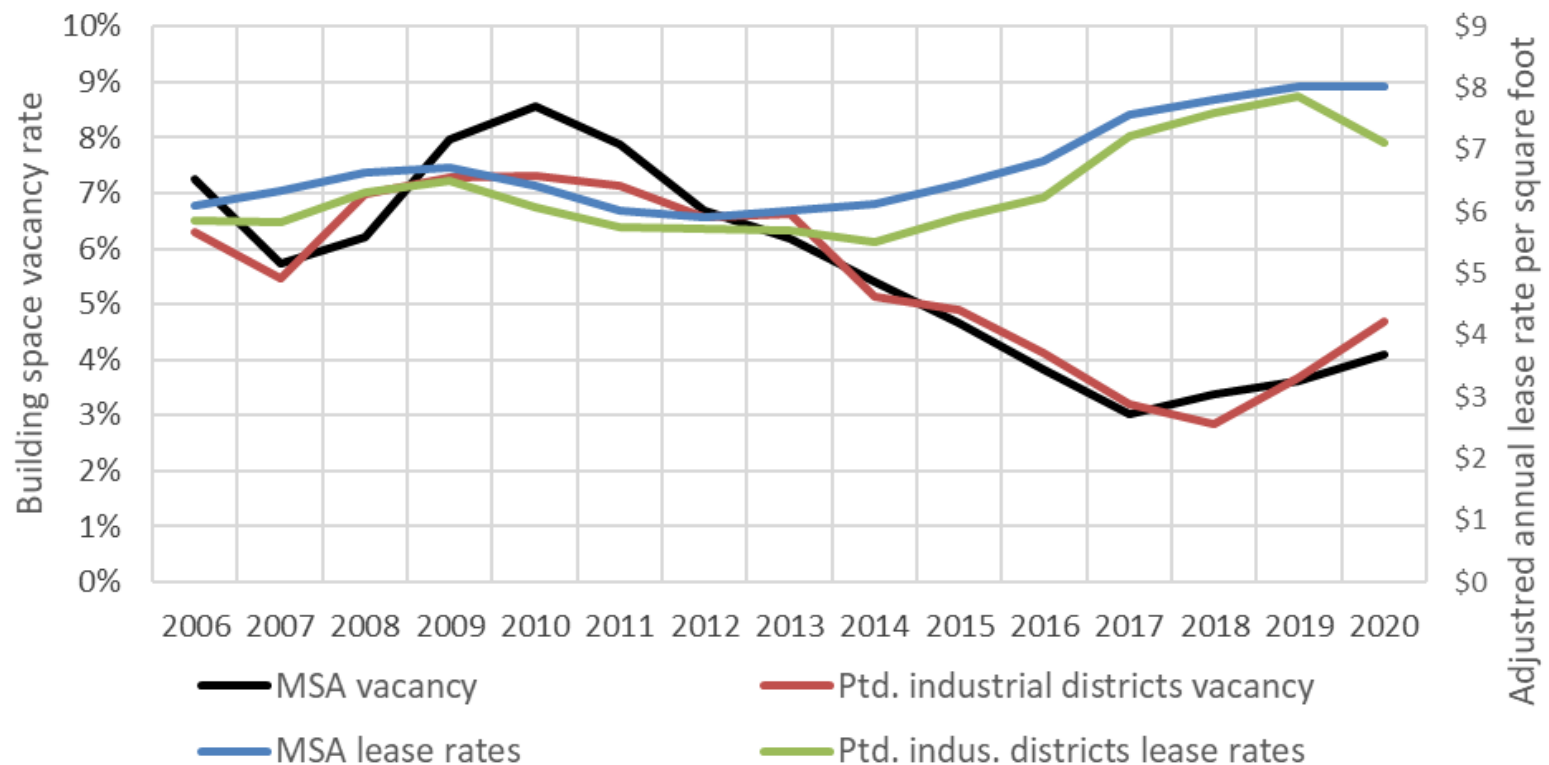
Uneven building type development through density and redevelopment

New occupied building space by geography, 2008-2019



Tightening land supply reducing regional cost-competitiveness for industrial growth

Sub-normal vacancy and rising rents since 2015

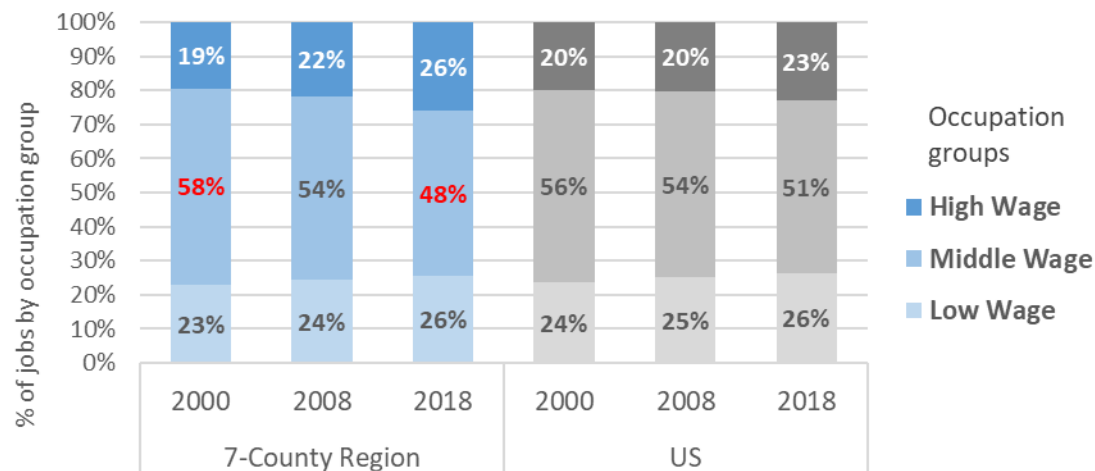


Source: BPS from CoStar data; annual inflation-adjusted rates (2020 \$)

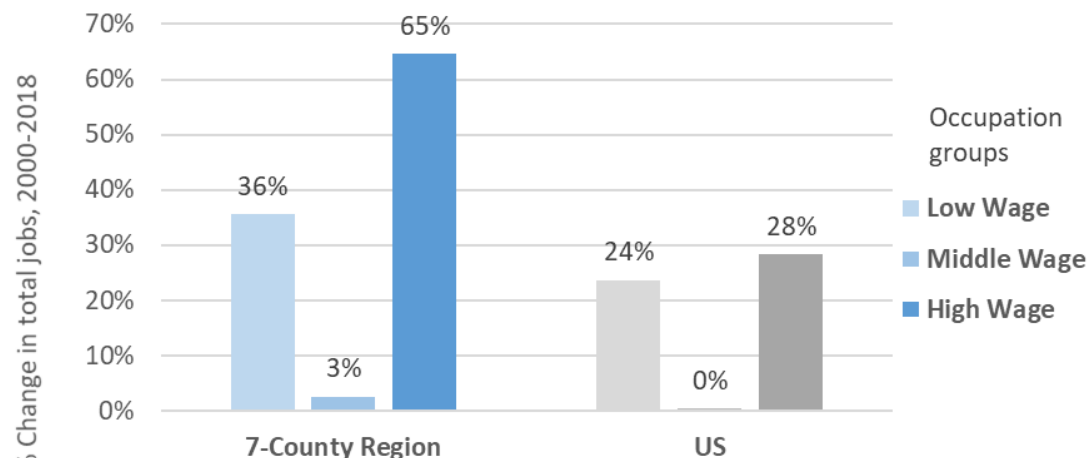


Increasing wage inequality of job growth trends, 2000-2018

Trends in **total jobs** by wage distribution



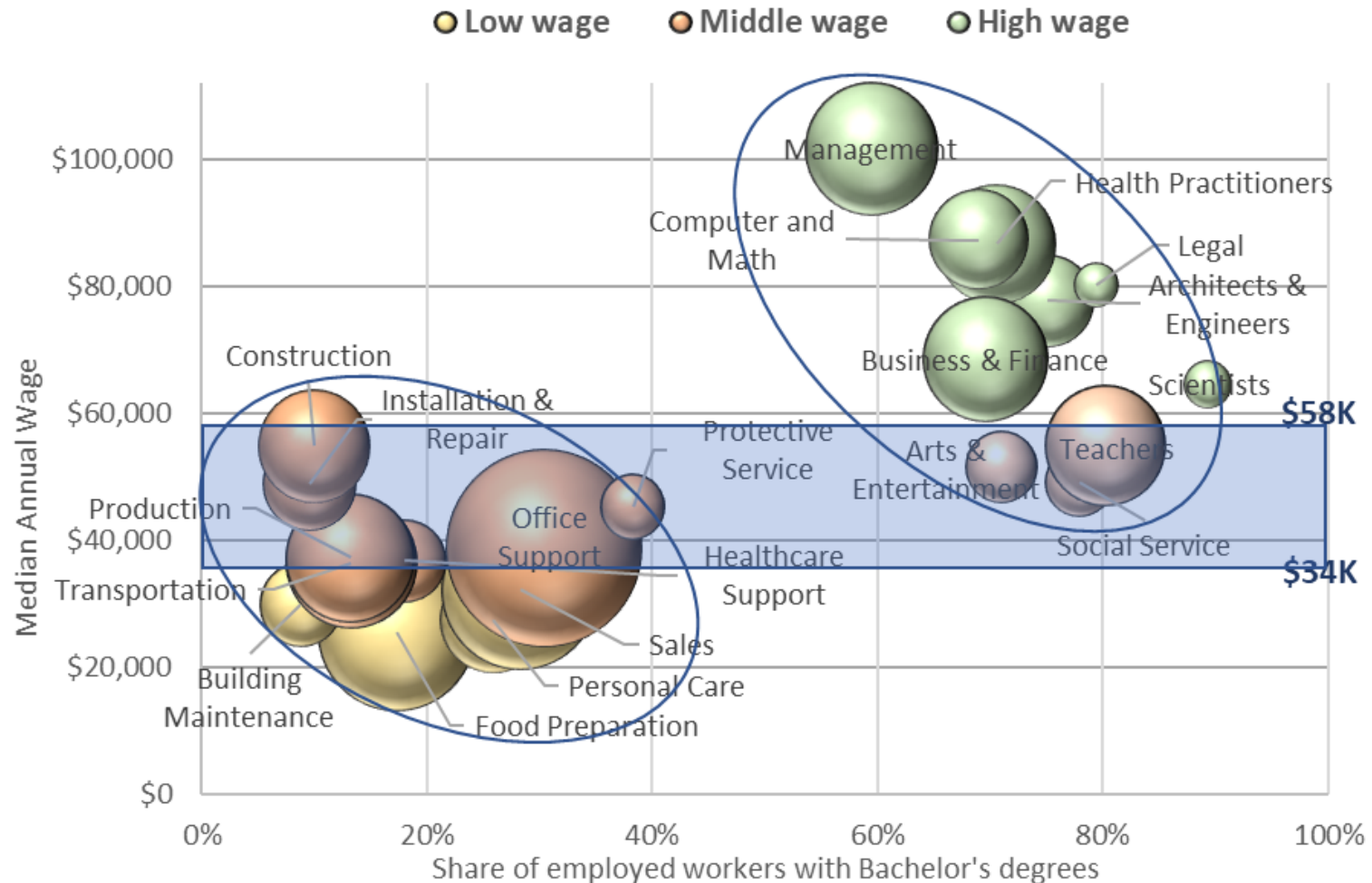
Trends in **new jobs** by wage distribution



Source: BPS from OES data

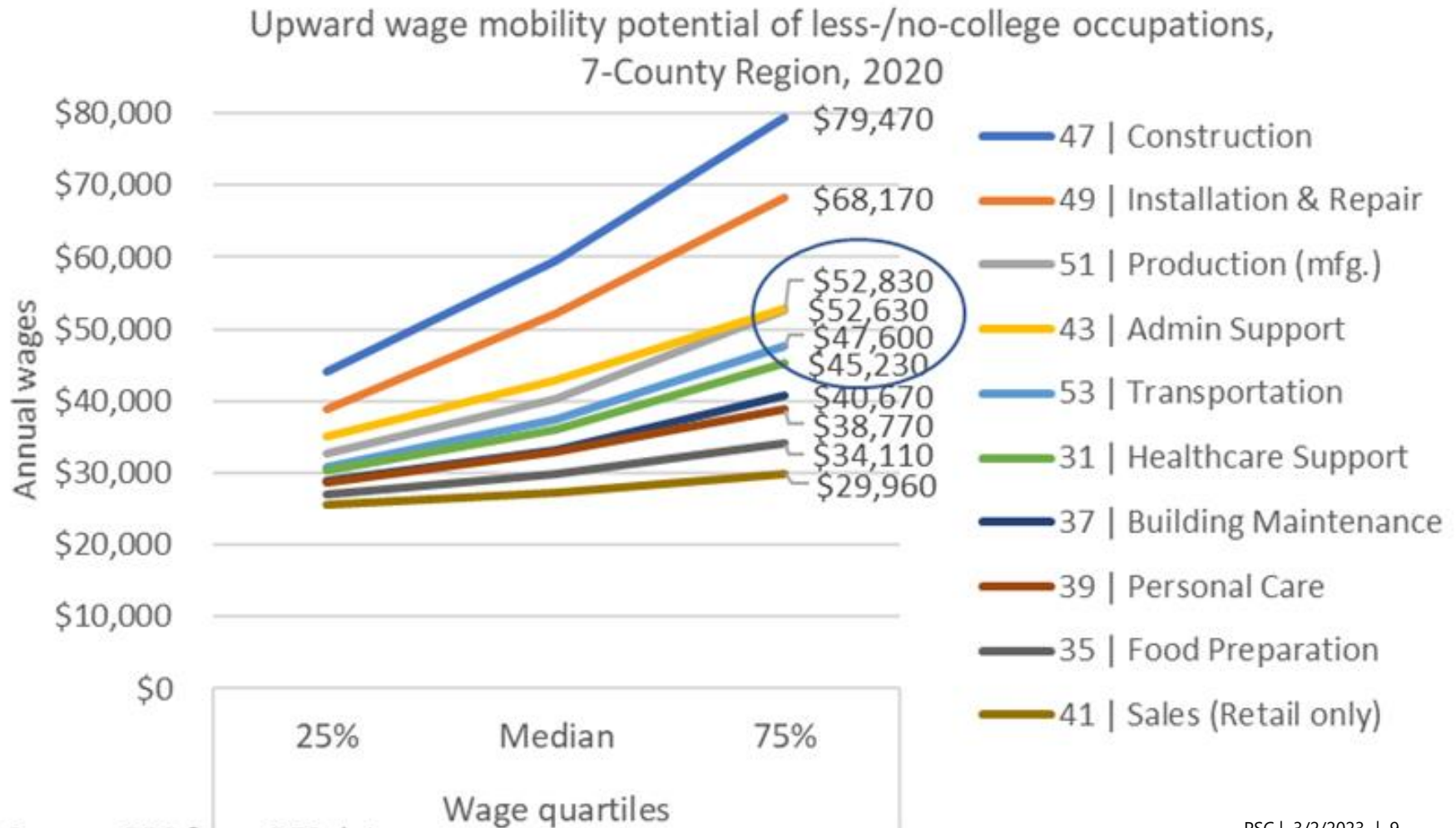
What types of job growth increase working class incomes?

Occupations by median wage and college attainment, 7-County Region, 2019



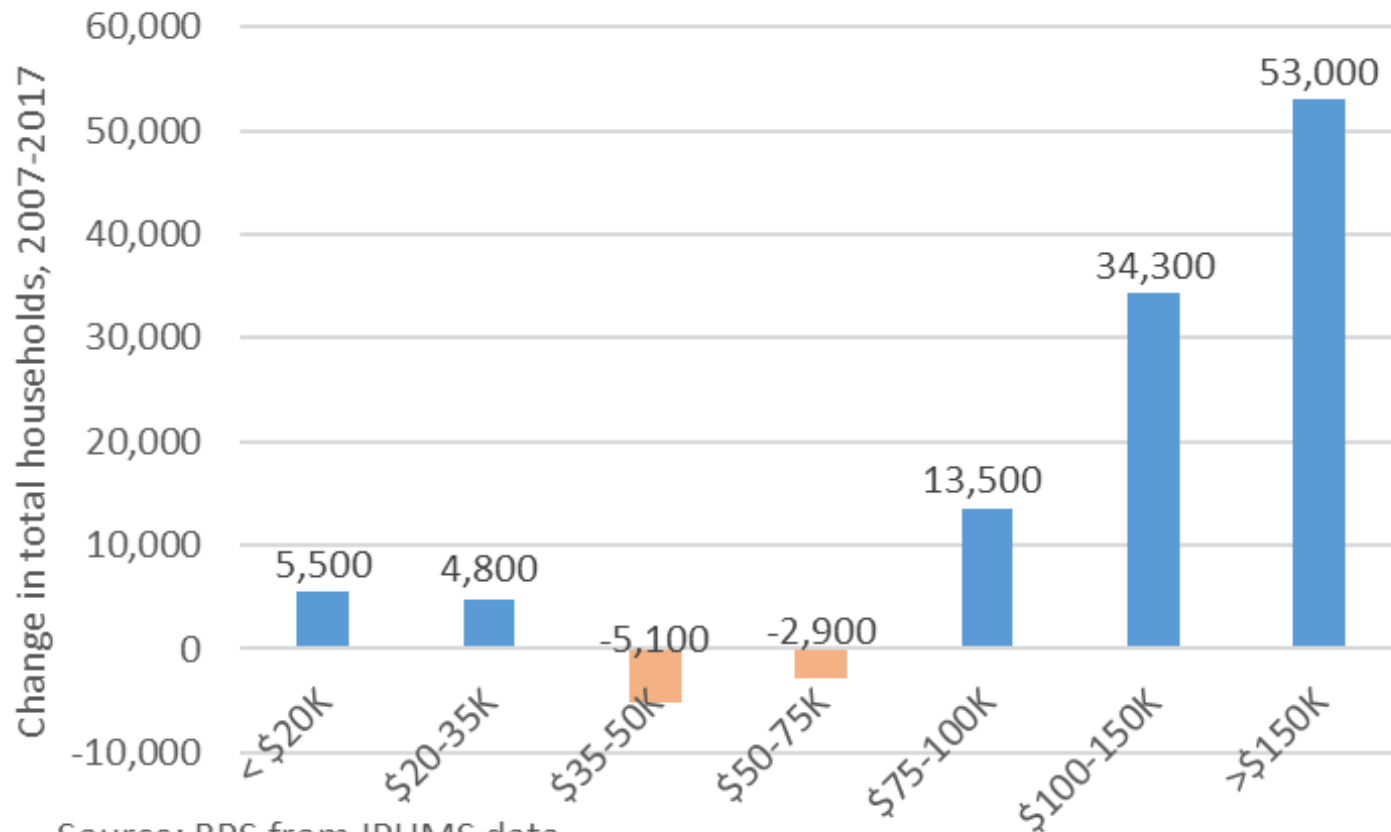
Source: BPS from OES 2019, PUMS 2019 5-year avg. Circles scaled to number of employees.

Middle-wage occupations offer working-class upward mobility



Increasing income inequality of household growth parallels job trends

New regional households by income distribution, 2007-2017

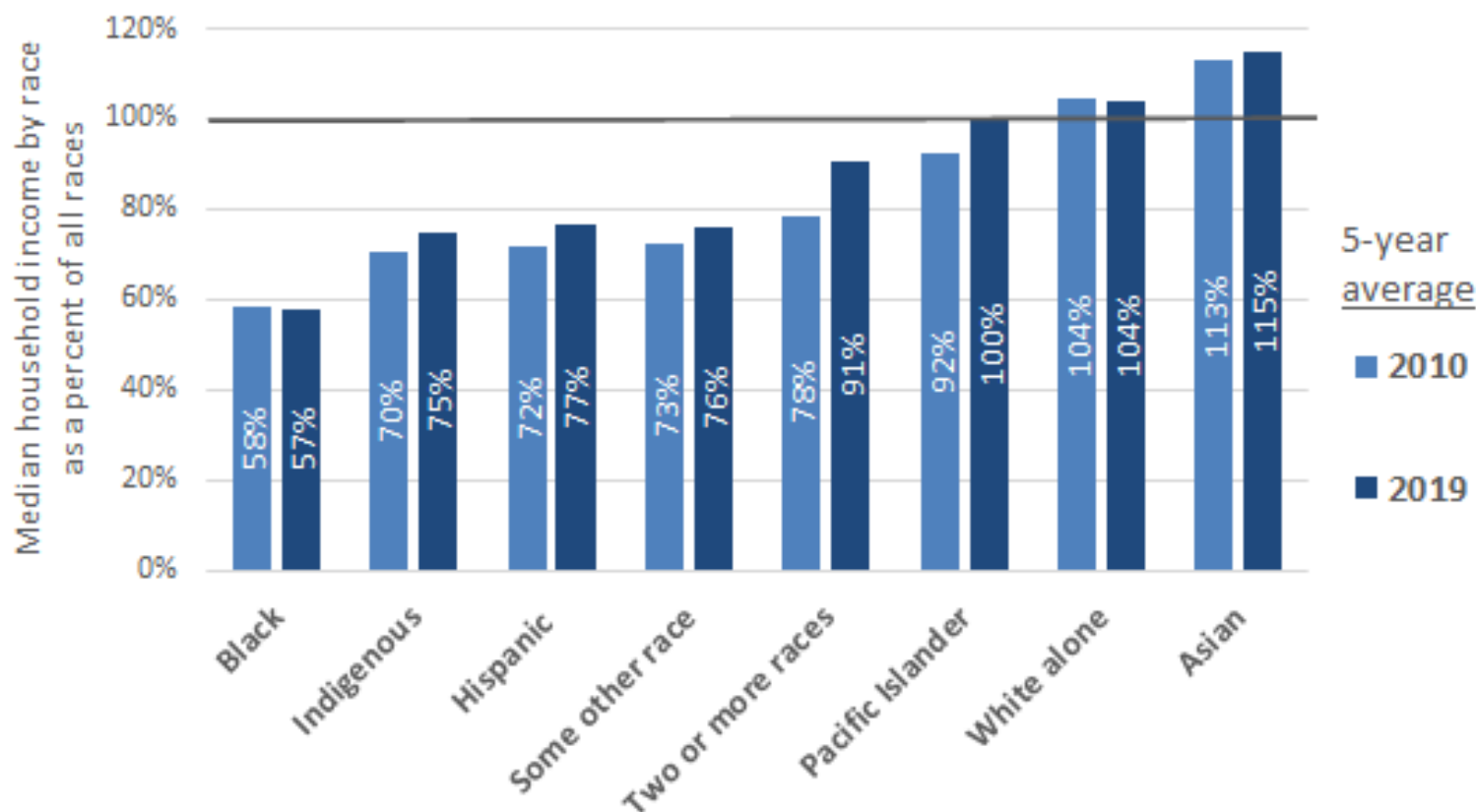


Source: BPS from IPUMS data



Persistent racial income disparities

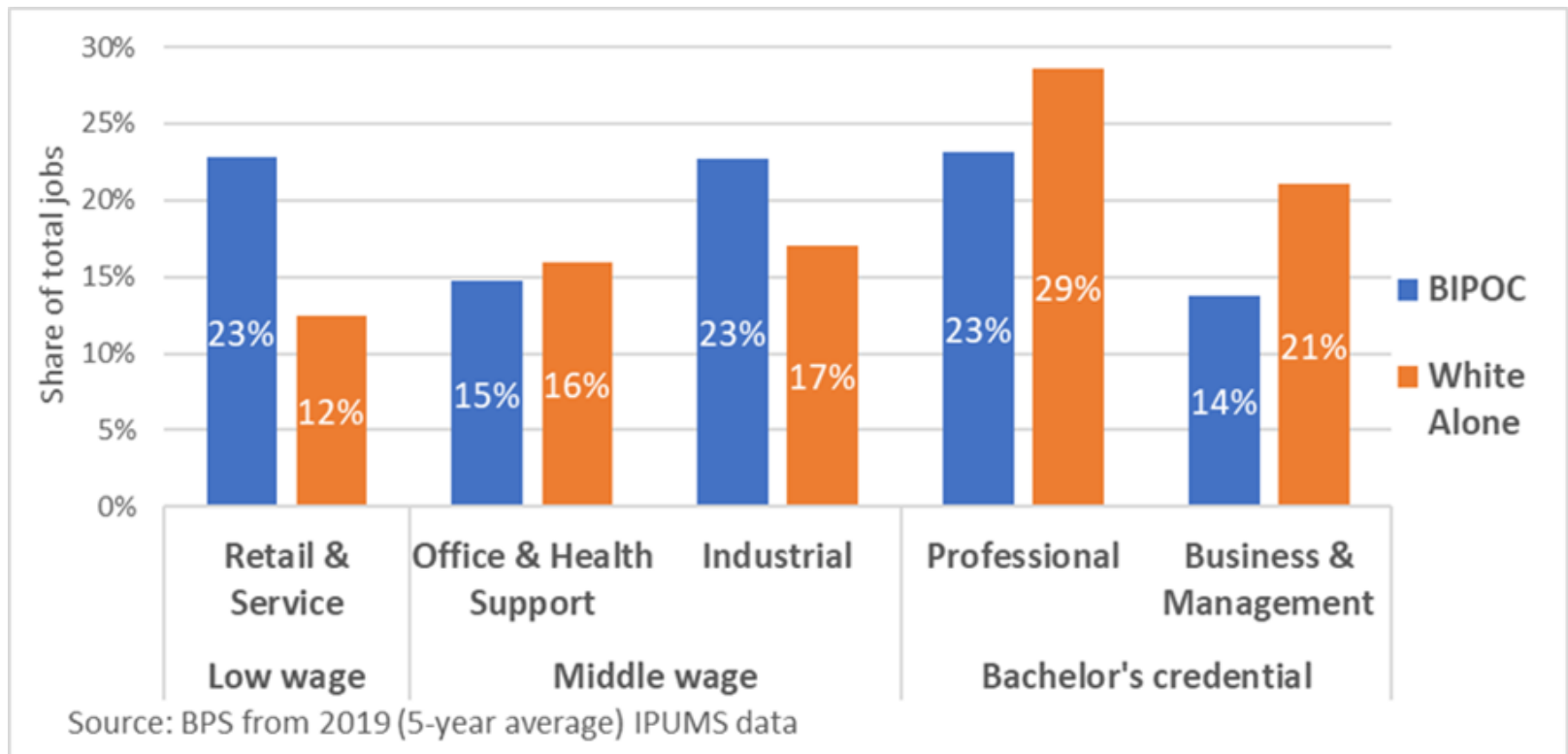
Racial disparities in median household income, 7-County Region



Source: BPS from ACS data. Estimated error rate exceeds 10% for some races.

Racial income disparities by occupation

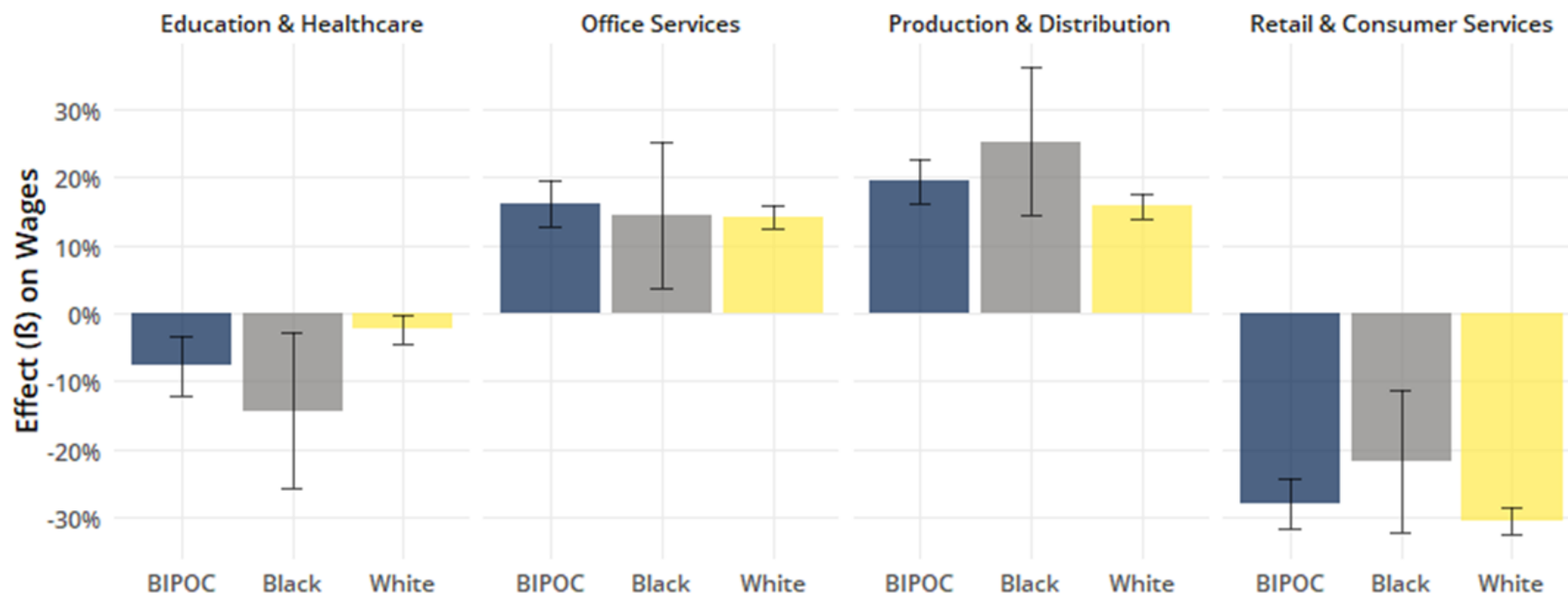
Racial disparities by occupation and wage group, 7-County Region



What types of job growth increase BIPOC incomes?

How Do Jobs In These Sector Groups Affect Black and BIPOC Wages?

As a ___ employee, wages change by _ % relative to all other sectors.



Source: University of Minnesota, IPUMS-USA; 2018 ACS 5-year estimates; Prepared by Portland Bureau of Planning & Sustainability.



Transportation & warehousing jobs raise BIPOC incomes relative to other sectors

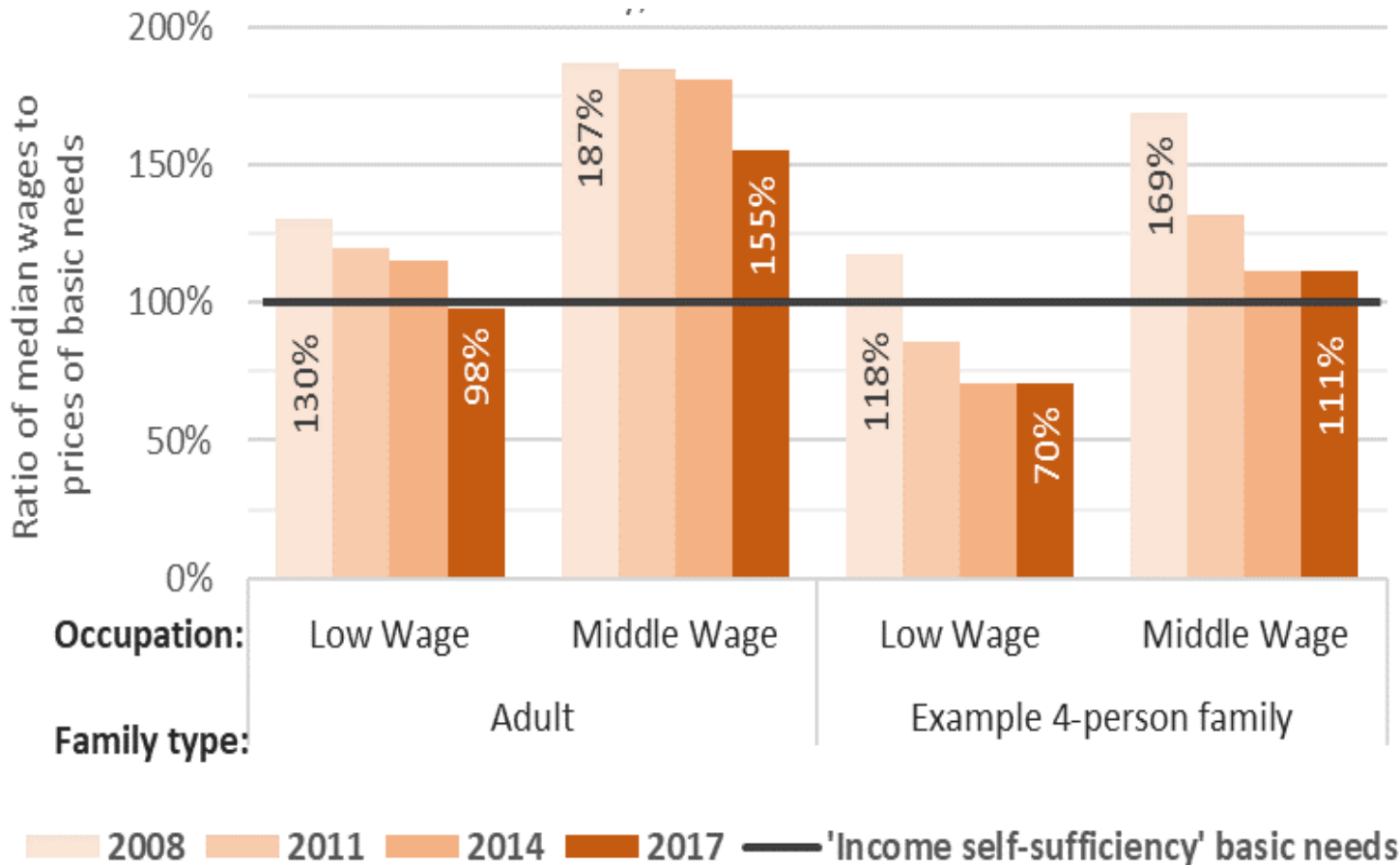
Distribution of Full-time Wages by Race and Educational Attainment
Transportation & Warehousing, Portland MSA, 2014-18



Source: University of Minnesota, IPUMS-USA; 2018 ACS 5-year estimates.
Note: Includes only employed persons working 32 hours or greater.

Declining income self-sufficiency as county prices outpace wages

Declining real wages of low-/middle-wage workers



Wage inequality trends vary by region

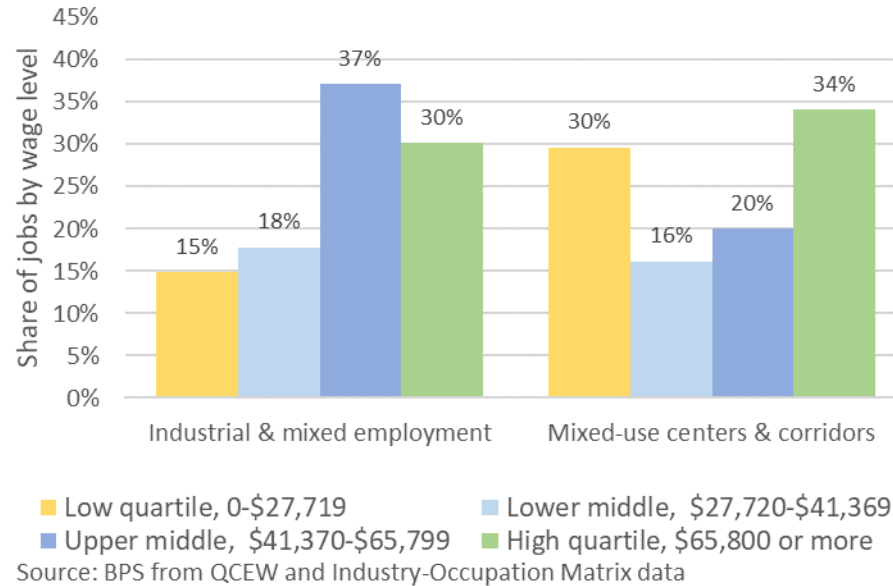
Middle-wage job growth in similar-size growing regions, 2000-2018

Varied middle-wage job growth in Portland-size regions, 2000-2018							
	Portland	Seattle	Sacramento	Las Vegas	Salt Lake	Austin	Riverside, CA
Size rank in jobs	24	13	35	34	39	32	16
Sprawl rank (221=highest)	80	53	120	59	94	114	215
Percent change in jobs by occupation group, 2000-2018							
High wage	65%	50%	56%	63%	88%	43%	72%
Middle wage	3%	7%	23%	25%	24%	42%	35%
Change in middle-wage jobs by select occupation types, 2000-2018							
Middle-wage jobs change	14,400	57,180	86,310	89,040	96,870	138,950	211,560
Admin Support	690	-21,650	9,750	23,100	34,670	49,850	52,360
Transportation	-1,880	18,820	25,220	15,790	14,640	19,210	76,870
Mfg. Production	-24,870	-2,470	-2,990	110	640	-10,390	-13,700
Construction	8,550	13,720	5,250	-9,990	6,150	13,420	6,780
Healthcare Support	10,450	13,600	7,850	9,390	5,020	10,050	11,270
Source: BPS from OES data. Sprawl rank from Smart Growth America (2014).							

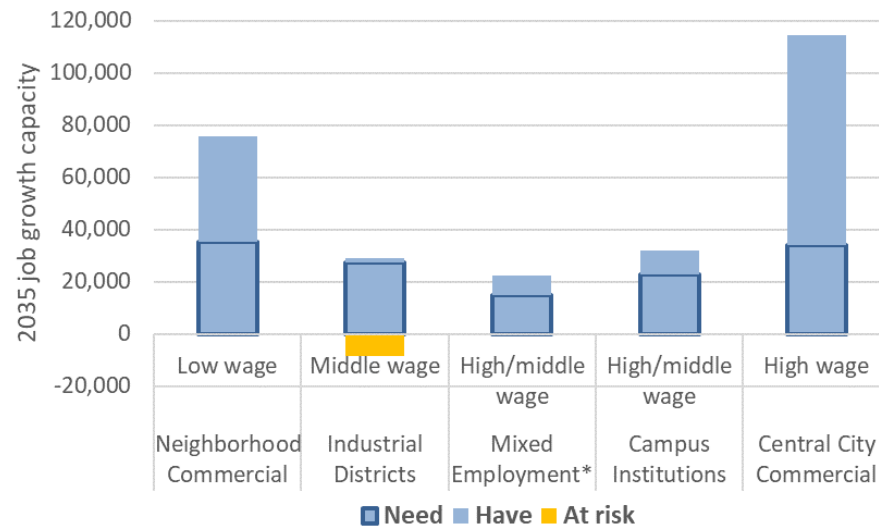


Land use policy choices are accelerating income inequality

Wage distribution by business district type, 2016



CP2035 growth capacity by district type



Middle-wage job growth projected to increase

Portland Tri-County Area jobs in 'middle-wage occupations with competitive education less than a Bachelor's degree' (MWLB)				
	Employment Change, 2019-2029			
	Total	MWLB	MWLB % of Sector	Sector % of MWLB
Land use sector groups	Jobs	Jobs	Group	Total
Total, All Sectors	113,200	33,100	29%	100%
Industrial sectors	24,300	15,600	64%	47%
Transportation & warehousing	6,800	6,200	89%	16%
Office sectors	37,300	5,200	14%	16%
Institutional sectors	26,200	7,400	28%	22%
Retail & Consumer Svcs	19,400	2,400	12%	7%
Self Employment	5,900	2,400	41%	7%
Source: BPS from Oregon Employment Department projections, 2022				

Questions



THE BUREAU OF **PLANNING
& SUSTAINABILITY**